K 2482

WARRANTY DEED

For and in consideration of the sum of ($10.00)

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cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $10,272.31 of an original note dated November 19, 1954 in the amount of $10,500.00, which note is secured by a Deed of Trust executed by Harry Edward Broadway and wife, to John W. Murphree, Trustee, of record in Book 2355, page 291, Register's Office for Davidson County, Tennessee. We, Harry Edward Broadway and wife, Anna B. Broadway,

have bargained and sold, and by these presents do transfer and convey unto the said Albert S. Burnette and wife, Jane W. Burnette, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being lot No. 7 on the Map of Section One Revised, Crieve Hall Estates, as of record in book 1835, pages 122, 123 and 124, Register's Office for said County.

Said lot No. 7 fronts 75 feet on the east side of Regent Drive and runs back between lines 268.4 feet on the north line and 250.1 feet on the south line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Harry Edward Broadway and wife, Anna B. Broadway by deed from Crestwood Realty, Inc., dated November 16, 1954, and recorded in Book 2333, page 381, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2046, page 88; and in book 2396, page 437, Register's Office, Davidson County, Tennessee, and a ten-foot easement for public utilities along rear line of premises; 60-foot building setback line from Regent Drive, and conditions of owners certificate as shown on plan of record in book 1835, pages 123 and 124, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert S. Burnette and wife, Jane W. Burnette, their heirs and assigns, forever.

And we do covenant with the said Albert S. Burnette and wife, Jane W. Burnette, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Harry Edward Broadway and wife, Anna B. Broadway, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert S. Burnette and wife, Jane W. Burnette, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 3rd day of November, 19 55.

Harry Edward Broadway
by Anna B Broadway

Anna B Broadway

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named

Anna B. Broadway

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of November, 1955

Commission expires April 21, 1959.

Hugh J. Bradley
Notary Public

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